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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 4/21 Anderson Street, Caulfield 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$749,000

or range between

&

## Median sale price

(\*Delete house or unit as applicable)

Median price \$721,800

\*House

\*Unit x

Suburb Caulfield

Period - From 01/10/2017 to 31/12/2017

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/3 Lord Street Caulfield East 3145	\$782,000	24/03/2018
8/37 Northcote Av Caulfield North 3161	\$765,000	14/11/2017
8/75 Bambra Rd Caulfield North 3161	\$833,000	18/02/2018